

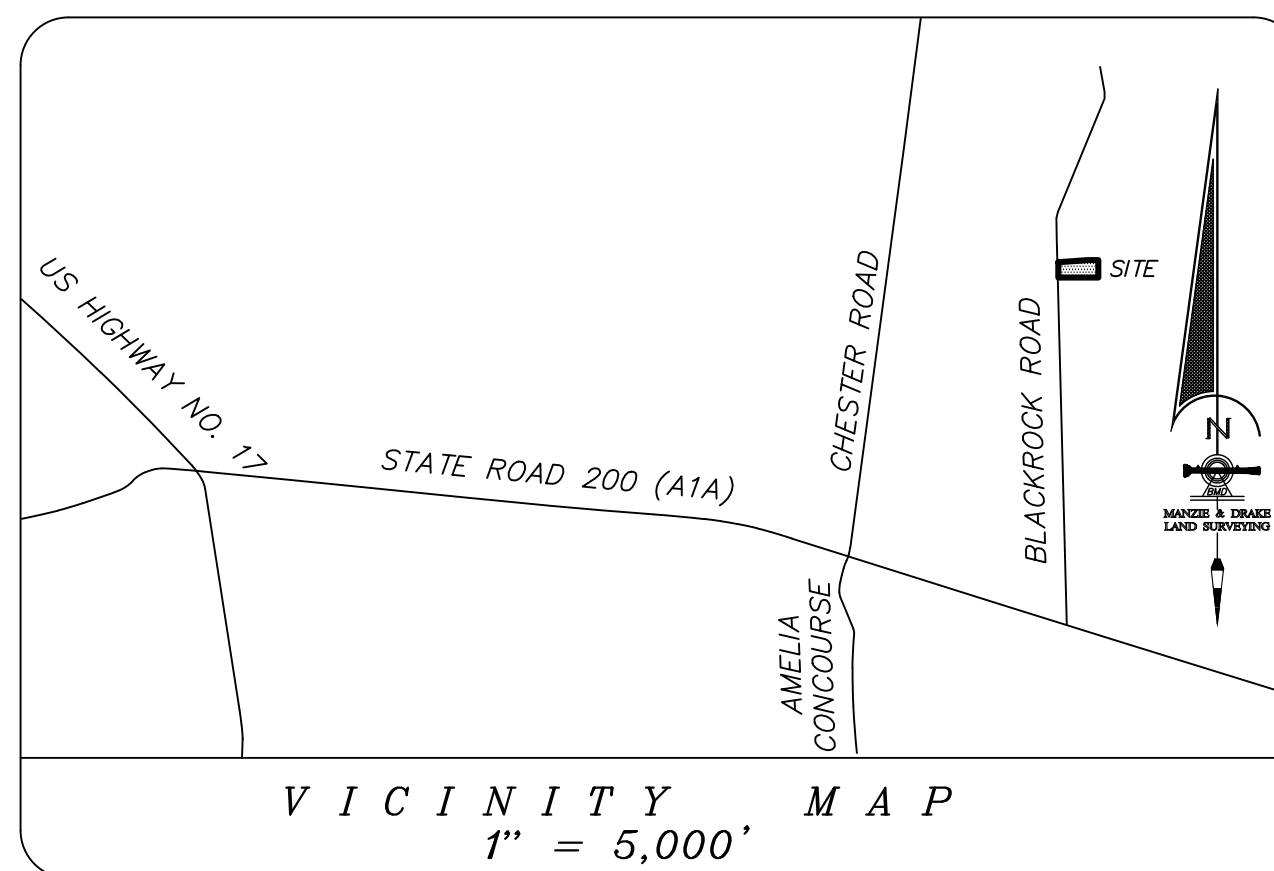
GARDEN CROSSING

A PORTION OF SECTION 50, TOWNSHIP 3 NORTH,
RANGE 28 EAST, NASSAU COUNTY, FLORIDA

CAPTION:

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 50, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 38, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; THENCE NORTH 88°30'00" EAST, ALONG THE LINE BETWEEN SECTIONS 38 AND 50, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, A DISTANCE OF 299.80 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BLACKROCK ROAD (COUNTY ROAD NO. 107) (HAVING A 100 FOOT RIGHT-OF-WAY); THENCE NORTH 00°45'00" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 595.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°45'00" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 396.50 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LANG ROAD (A 35 FOOT WIDE COUNTY ROAD); THENCE NORTH 84°38'56" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 599.86 FEET; THENCE SOUTH 00°46'20" EAST, ALONG THE WESTERLY LINE OF A 52 FOOT STRIP OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2468, PAGE 1881, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 433.22 FEET; THENCE SOUTH 88°09'00" WEST, ALONG THE SOUTHERLY LINE OF TRACT "C", OFFICIAL RECORDS BOOK 2158, PAGE 1552, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 598.21 FEET TO THE POINT OF BEGINNING. CONTAINING 5.70 ACRES, MORE OR LESS.



COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS _____ DAY OF _____, A.D. 2021, AND THESE LOTS ARE APPROVED TO BE REVIEWED ON AN INDIVIDUAL LOT BASIS ACCORDING TO F.A.C. 62-550, 62-555 62-560 AND F.A.C. 64E-6.

COUNTY HEALTH DEPARTMENT

COMMISSION APPROVAL CERTIFICATE

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D. 2023 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

COMMISSION CHAIRMAN

COUNTY TAX COLLECTOR CERTIFICATE

TAX IDENTIFICATION NUMBERS: 50-3N-28-0000-0029-0390

I, THE UNDERSIGNED, DO HEREBY AFFIRM THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO UNPAID REAL PROPERTY TAXES APPLICABLE TO THE LANDS SUBJECT TO THIS PLAT.

SIGNED THIS _____ DAY OF _____, A.D. 2023.

TAX COLLECTOR
NASSAU COUNTY, FLORIDA

COUNTY ENGINEER CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY ENGINEER OF NASSAU COUNTY, FLORIDA

THIS _____ DAY OF _____, A.D. 2023.

COUNTY ENGINEER

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY

APPROVED FOR THE RECORD, THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE NASSAU COUNTY ATTORNEY, THIS _____ DAY OF _____, A.D. 2023

DENISE C. MAY, ATTORNEY
FLORIDA BAR NO. 105372

CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER 177.061, FLORIDA STATUTES, AND IS FILED FOR RECORD IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. THIS _____ DAY OF _____, A.D. 2023

CLERK OF THE CIRCUIT COURT

ZONING CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND IS IN COMPLIANCE WITH THE ZONING RULES AND REGULATIONS OF NASSAU COUNTY, FLORIDA, CURRENTLY IN EFFECT.

THIS _____ DAY OF _____, 2023.

COUNTY PLANNER

CHIEF OF FIRE-RESCUE CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE CHIEF OF FIRE-RESCUE OF NASSAU COUNTY, FLORIDA

THIS _____ DAY OF _____, A.D. 2023.

CHIEF OF FIRE-RESCUE

TITLE CERTIFICATION

I, _____, AN ATTORNEY AT LAW LICENSED IN FLORIDA, DO HEREBY CERTIFY THAT WE HAVE SEARCHED THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AS TO THE TITLE TO THE HEREON DESCRIBED PROPERTY AND WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY IS VESTED IN BLACKROCK ROAD INVESTORS LLC, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS NOT ENCLUMBERED BY ANY MORTGAGES OR OTHER ENCUMBRANCES OTHER THAN SHOWN HEREON AND THAT ALL EASEMENTS OF RECORD ARE SHOWN.

ATTORNEY AT LAW

CERTIFICATE OF REVIEW BY COUNTY EMPLOYED / CONTRACTED SURVEYOR / MAPPER

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, F.S., AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT THEREOF. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, F.S., IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING / MAPPING REFLECTED ON THIS PLAT.

SURVEYOR / MAPPER DATE

CHARLES ROBERT LEE

FLORIDA REGISTRATION NO.: LS 5618

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN SET ACCORDING TO CHAPTER 177.091 (7); AND THAT PERMANENT CONTROL POINTS (P.C.P.'s) WILL BE SET ACCORDING TO THE CHAPTER 177.091 (8); ALL ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND NASSAU COUNTY.

SIGNED THIS _____ DAY OF _____, A.D. 2023.

MICHAEL A. MANZIE, P.L.S.
FLORIDA CERTIFICATE No. 4069

MANZIE & DRAKE LAND SURVEYING
117 SOUTH 9TH STREET
FERNANDINA BEACH, FL 32034
CERTIFICATE OF AUTHORIZATION NUMBER "LB 7039"

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, "BLACKROCK ROAD INVESTORS LLC" IS THE LAWFUL OWNERS OF THE LAND DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS "GARDEN CROSSING", AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LAND.

IN WITNESS WHEREOF, OWNER HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS.

ALL ALLEYS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC AREAS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR THE USES AND PURPOSES THEREON STATED AND REMAINS A MAINTENANCE OBLIGATION OF THE OWNER OR A RESPONSIBLE PROPERTY OWNERS' ASSOCIATION. NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON NASSAU COUNTY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS.

THE OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO FPL, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF FPL UTILITIES, TOGETHER WITH THE RIGHT OF FPL, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

TRACT "A" (POND TRACT) IS HEREBY DEDICATED TO NASSAU COUNTY.

TRACT "B" (ADDITIONAL RIGHT-OF-WAY) IS HEREBY DEDICATED TO NASSAU COUNTY.

TRACT "C" (LANDSCAPE, UTILITY & STORMWATER TRACT) IS HEREBY DEDICATED TO NASSAU COUNTY.

BLACKROCK ROAD INVESTORS LLC

WITNESS _____ TITLE _____

PRINT OR TYPE NAME

WITNESS _____ XX _____

PRINT OR TYPE NAME

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
 PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS ____ DAY OF _____
2022 BY _____ AS

A _____ ON BEHALF OF _____
WHO PRODUCED _____ AS
IDENTIFICATION OR WHO IS PERSONALLY KNOWN.

NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S NOTES:

- 1.) DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (5/8" IRON ROD & CAP) SET STAMPED "PRM LB 7039"
- 2.) 43,560 SQ FT DENOTES LOT SQUARE FOOTAGE
- 3.) BEARINGS SHOWN HEREON ARE BASED ON EAST RIGHT-OF-WAY LINE OF BLACKROCK ROAD FOR N00°45'00"W. THE BEARING REFERENCE LINE IS INDICATED AS THUS (BR).
- 4.) GRID BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/1990 (N.A.D. "83"/90)
- 5.) THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS PER FLOOD INSURANCE RATE MAP (FIRM) FOR NASSAU COUNTY, COMMUNITY PANEL NO. 12089C 0219 G, DATED 08/02/2017 AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE FLOOD ZONE DETERMINATION NOTED HEREON MAY BE SUPERSEDED AND/OR REDEFINED FROM TIME TO TIME BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) OR BY THE APPROPRIATE LOCAL GOVERNMENTAL BODY.
- 6.) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 7.) NO FURTHER SUBDIVISION OF LOTS IS ALLOWED UNLESS SUCH SUBDIVISION CONFORMS TO NASSAU COUNTY SUBDIVISION REGULATIONS AND BE APPROVED BY THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS.
- 8.) THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS: RESIDENTIAL SINGLE FAMILY (RS-2).
- 9.) BUILDING SETBACK REQUIREMENTS FOR THIS SUBDIVISION ZONED "RS-2", ARE AS FOLLOWS: (LOT 1 & 2) FRONT: 25- FEET SIDE: 10- FEET REAR: 10- FEET (LOT 3) FRONT: 25- FEET NORTH SIDE: 20- FEET SOUTH SIDE: 10- FEET REAR: 10- FEET
- 10.) THE LANDS SHOWN HEREON ARE LOCATED WITHIN STORM SURGE CATEGORY 4, AS SCALED FROM THE NASSAU COUNTY "STORM SURGE" MAP LOCATED ON THE NASSAU COUNTY PROPERTY APPRAISER'S GIS WEBSITE UNDER THE "PUBLIC SAFETY" SECTION (SCALED 03/07/2022).
- 11.) TOTAL NUMBER OF LOTS: 3 / TRACTS: 3 / TOTAL ACREAGE: 5.70
- 12.) PER LDC 37.05 D.9.I, THOSE ONE- AND TWO FAMILY LOTS/BUILDING SITES ACCESSED FROM AN EXISTING PUBLIC STREET OR ROW AND (1) HAVE NO OTHER STREET OR ROW FRONTAGE, (2) HAVE NO OTHER MEANS OF VEHICULAR ACCESS, AND (3) THE FRONT OF THE HOME WILL FACE TOWARDS THE EXISTING PUBLIC STREET OR ROW, IN THIS SITUATION, THE AREA BETWEEN THE STREET OR ROW AND THE ONE- OR TWO- FAMILY HOME SHALL BE DEFINED AS THE ENHANCED LANDSCAPE AREA (ELA). WITHIN THE ELA, AT THE TIME OF HOME CONSTRUCTION, THE OWNER SHALL CAUSE TO BE PLANTED NO LESS THAN THE MINIMUM NUMBER OF TREES REQUIRED PURSUANT TO 37.05.D LDC AND, WHERE APPLICABLE, SEC. 37.06 LDC

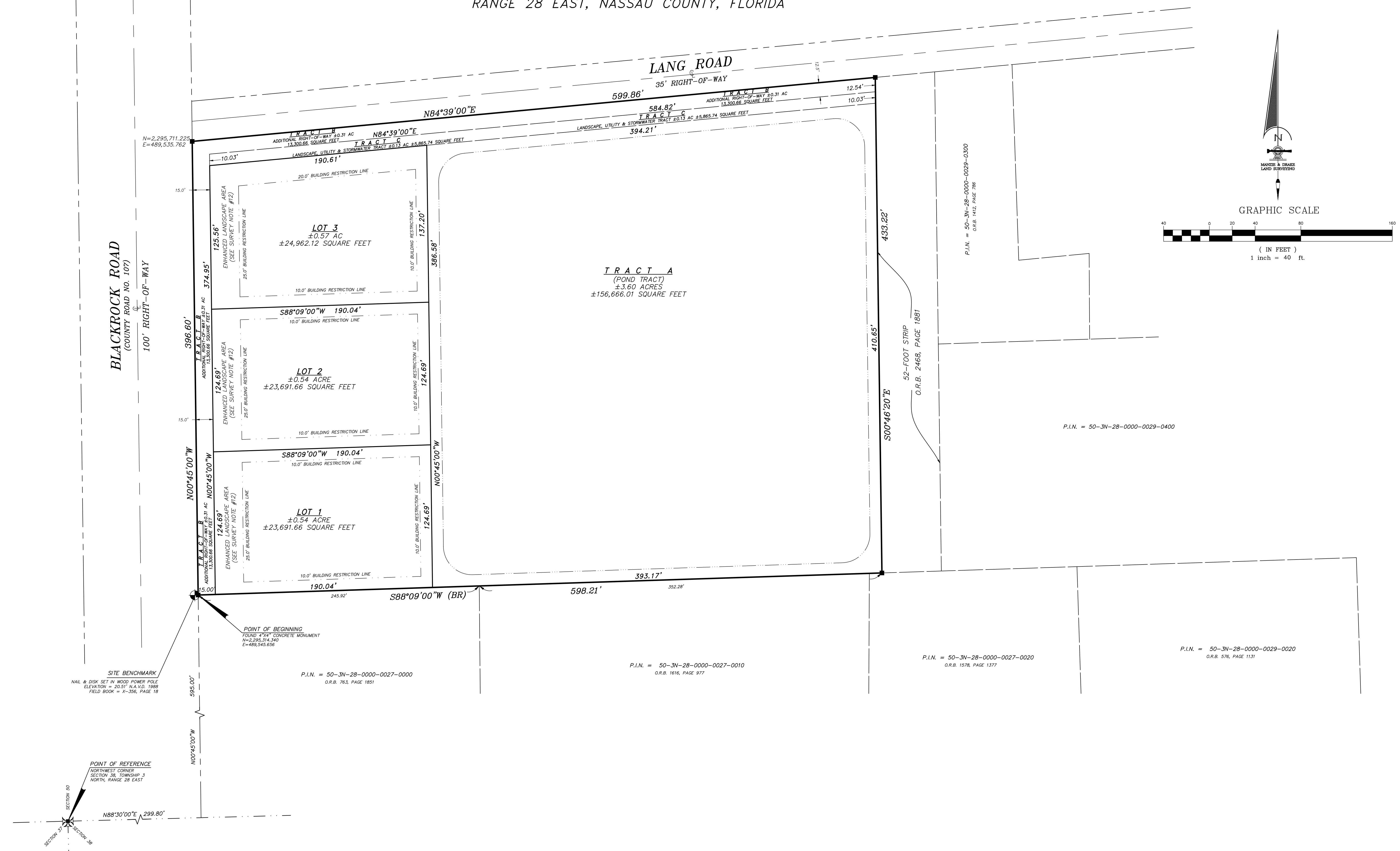
LEGEND

P.L.S. = PROFESSIONAL LAND SURVEYOR
P.I.N. = PARCEL IDENTIFICATION NUMBER
LB = LICENSED BUSINESS
SF = SQUARE FEET
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
AC = ACRE
E = CENTERLINE
O.R.B. = OFFICIAL RECORDS BOOK
F.P.L. = FLORIDA POWER & LIGHT

MANZIE & DRAKE LAND SURVEYING
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"
**"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."**

GARDEN CROSSING

A PORTION OF SECTION 50, TOWNSHIP 3 NORTH,
RANGE 28 EAST, NASSAU COUNTY, FLORIDA



LEGEND
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.I.N. = PARCEL IDENTIFICATION NUMBER
L.B. = LICENSED BUSINESS
SF = SQUARE FEET
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
AC = ACRE
C = CENTERLINE
O.R.B. = OFFICIAL RECORDS BOOK
F.P.L. = FLORIDA POWER & LIGHT

MANZIE & DRAKE LAND SURVEYING
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"
"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

\\Computer1\c:\Civl 3D Projects\17440 CLARK\17440-GARDEN CROSSING PLAT.dwg